

# Silver King Marketplace, Suite 102

440 North Main Street, Florence, AZ 85132



The Silver King Marketplace is a Town-owned property used as a business incubator. Lease rates are discounted to attract new business to Downtown Florence. Built in the late 1890s, the Silver King Marketplace served as the Silver King Hotel and was the social focus of Florence for many years. After an extensive renovation in 2009, this building was split into four retail suites to accommodate modern business operations and provide tenants with a unique, historic space to build their business.

Over the next year, planned improvements to the Silver King Marketplace include the creation of an onsite social gathering area, Padilla Park. This space will provide a patio area for dining and socializing, a splash pad feature, and a special event area that will attract customers to businesses in the Silver King Marketplace.

Assistance with tenant improvements may be available dependent upon the lease term and estimated costs.

## General Information

**Closest Intersection:** Main Street and Ruggles Street

**Highway Access:** SR-79: .5 miles; Hunt Highway: 2 miles; SR-287: 1.2 miles

**Zoning:** Downtown Commercial (DC)

**Parking:** On-street

**Demographics:** 168,136 population/\$60,675 Household Income (20-mile radius)

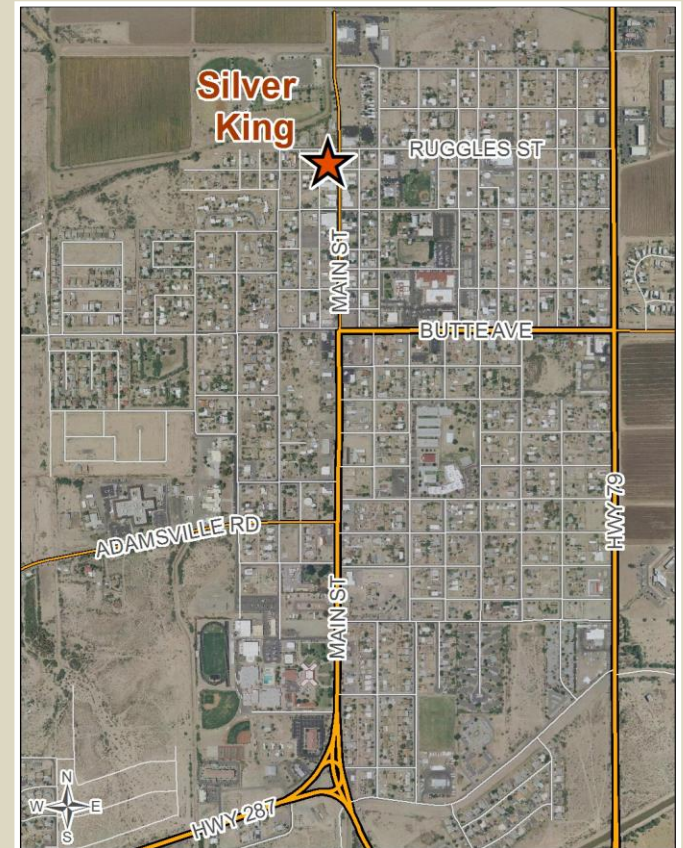
**Traffic Count:** 18,000 (SR-287 & Main)/ 12,500 (SR-79 & Butte)

## Current Tenants

Florence Fudge Company (NAICS 722513)

RZN8 Media (NAICS 541430)

Silver King Hair Co. (NAICS 812199)



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Suite 102 is located on the ground floor of the Silver King Marketplace and is the largest suite with 1,424 square feet. The suite has a total of five entry/exit points, with two ADA compliant points of entry from Main Street and the main lobby. This is a prime location in historic Downtown Florence where you are only blocks away from multiple Pinal County offices; across the street from McFarland State Historic Park and U.S. Post Office; and in close proximity to residential properties.

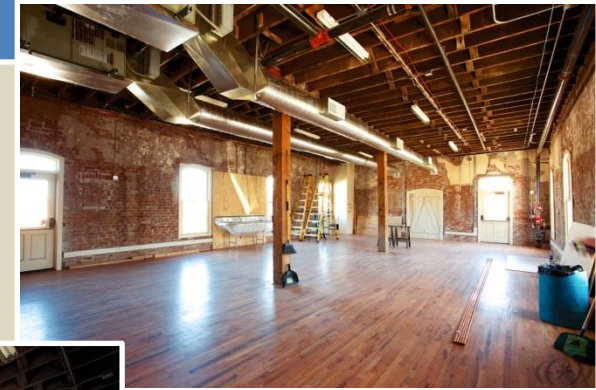
There are 168,000 people within 20 miles of the Silver King Marketplace. In addition, there are approximately 6,000 commuters who come to Florence each workday.

The Town of Florence is seeking an eating establishment, preferably with a liquor license, to cater to a robust lunch and growing dinner crowd that will create a unique experience for our residents, visitors, and commuter employees. The type of restaurant is optional but it should be open Monday through Saturday for lunch between 11:00 a.m. and 3:00 p.m. and dinner between 4:30 p.m. and 8:00 p.m. Monday through Friday. The business must be willing to be open during community special events.

All parties interested in leasing space within the Silver King Marketplace must provide the following documents for consideration:

- Submission of a full business plan, including financials, menu, hours, and management.
- Submission of a plan that includes indoor and outdoor seating arrangements, counters, and location of appliances.
- List of all tenant improvements to be made.
- Service capacity of the food business, including required seating.
- Desired lease rate and terms.

The first review of submissions will take place on **Friday, January 31, 2014**. All submissions will be reviewed by Town of Florence staff and final approval of a lease will be granted by the Town Council.



## Amenities

- Wood floors
- Ground floor access
- Direct access to outdoor porch
- 3-basin sink
- Hand sink
- A/C
- Grease interceptor
- Tankless water heater

## Silver King Marketplace - Suite 102

**Space Available:** 1,424 SF

**Rental Rate:** Negotiable

**Lease Terms:** Negotiable

**Dimensions:** L 47' 5" x W 30' x H 12' 6"

**Tenant Improvements:** TBD by Business and Lease Term

**Space Type:** Main Street Corridor

**Lease Type:** Incubator/5-Year to Market Rate



**FLORENCE, AZ**  
**ECONOMIC**  
**DEVELOPMENT**

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